

## FARMINGTON CITY – CITY COUNCIL MINUTES

DECEMBER 15, 2020

### WORK SESSION

*Physically present in Council Chambers: Mayor Jim Talbot; City Manager Shane Pace; City Councilmembers Scott Isaacson, Shawn Beus, Amy Shumway, and Rebecca Wayment; City Recorder Heidi Bouck; Community Development Director Dave Petersen; and Recording Secretary Deanne Chaston.*

*Joining via Zoom: City Councilman Brett Anderson; Planning and GIS Specialist Shannon Hansell; City Attorney Todd Godfrey; Finance Director Greg Davis; John Gabrielsen; and Craig Trottier.*

Mayor **Jim Talbot** called the work session to order at 6:10 p.m.

### **PRESENTATION BY BRIGHTON HOMES ON THE BRI PROJECT**

**John Gabrielsen**, Principal with Brighton Ventures, introduced the residential for 55 and older project to the Council. It includes five stories and 170 residential for-rent units, 33 percent of which will be one-bedroom; 36 percent one bedroom and one den; and 32 percent two-bedroom. The project offers a lifestyle community with no housekeeping or medical services. The residents will naturally frequent the surrounding Farmington Station businesses and food establishments.

Planned is 15,000 square feet of outdoor space in the interior of the building to include an outdoor fitness deck in the north courtyard; gardens in the south courtyard; hot tub; pool; outdoor kitchen; yard games; and pet area. Interior amenities include a reading nook; game area; gym; grab-and-go area; inside reception and leasing office; pet wash; and bike storage. There will be secure parking for all residents in 230 enclosed spaces. In the interior club house, there will be a demo kitchen, game area, fitness center, golf simulator, private dining area, formal dining area, conference room, steam room, and business center. Plans also include a Utah Transportation Authority (UTA) temporary staging area and permanent access easement.

Brighton Homes has a similar project in Meridian, Idaho. That 166-unit project opened in November with 20 percent of the units pre-leased. While signing about 12 leases each month, the developer expects to reach full capacity in 2021.

Community Development Director **Dave Petersen** said the land is already zoned for this use, and a site plan review will need to go through City Staff. The applicant will be requesting a zoning variance to set a parking threshold.

**Mayor Talbot** said this project has a nice taste to it. City Councilwoman **Amy Shumway** suggested landscaping by the parking garage access.

**Mayor Talbot** thanked City Staff for making possible the new statue and bench at the Regional Park that was unveiled and dedicated earlier that day. It depicts **Mayor Talbot** as a Brigham Young University baseball player/captain sitting on a bench with his cleats, bat, and mitt. He

said he was very surprised and honored. The sculpture complements the high quality of the park with its 12-foot baseball field fences and galvanized fencing, even on the lighted pickleball court. **Mayor Talbot** said he wanted the complex to be a place people would want to come for memorable tournament experiences.

#### **UPCOMING REGULAR AGENDA ITEMS**

**Mayor Talbot** said he is uncomfortable holding a full public hearing on the Montserrat Townhomes tonight because there was a potential defect on the public notice. He has been advised the best course is to open and immediately continue the public hearing to the January 5 or 19 City Council meeting, where all public comments can be shared. Councilman **Scott Isaacson** said that written comments can continue to be received by the public in the meantime.

## **REGULAR SESSION**

*Physically present in Council Chambers: Mayor Jim Talbot; City Manager Shane Pace; City Councilmembers Scott Isaacson, Shawn Beus, Amy Shumway, and Rebecca Wayment; City Recorder Heidi Bouck; Community Development Director Dave Petersen; Assistant City Manager/Economic Development Director Brigham Mellor; and Recording Secretary Deanne Chaston.*

*Joining via Zoom: City Councilman Brett Anderson; Planning and GIS Specialist Shannon Hansell; City Attorney Todd Godfrey; Finance Director Greg Davis; Historic Preservation Commissioner David Barney; and Joey Green.*

### **CALL TO ORDER:**

Mayor **Jim Talbot** called the meeting to order at 7:00 p.m.

### **Roll Call (Opening Comments/Invocation/Pledge of Allegiance)**

Councilwoman **Rebecca Wayment** offered the invocation, and the Pledge of Allegiance was led by Councilwoman **Amy Shumway**.

### **APPOINTMENTS:**

#### **Resolution Appointing David Barney to Chairman of the Historic Preservation Commission**

Community Development Director **David Petersen** presented this agenda item. This resolution ratifies **David Barney**'s position as chairman. **Petersen** said he was instrumental in getting the Park Lane Historic District on the National Register, and is a great member of the Commission.

**Barney** addressed the Council. He grew up in Vermont and now lives in a historic Farmington home built in 1901. He has lived in Farmington for 34 years.

Councilman **Shawn Beus** gave accolades to **Barney**. He has vision and passion for the historic commission, and has put together a great website.

#### ***Motion:***

**Beus** moved that the City Council approve the resolution appointing **David Barney** as the Chair of the Farmington City Historic Preservation Commission.

**Shumway** seconded the motion. All Council members voted in favor, as there was no opposing vote.

#### **Resolution Approving the Trails Committee Bylaws**

**Petersen** presented this agenda item, saying the new bylaws have been reviewed by the City Attorney. For the bylaws to go into effect officially, Section 3 of Title 3 of Farmington's City Code will have to be amended appropriately to match. This could be done at the January 5, 2021, City Council meeting. **Shumway** noticed where the bylaws and code don't line up. She

said that C in the code says the chair shall serve for a term of one year. However, the bylaws say that the chair can be appointed by the mayor for up to three years. **Petersen** said this was a good catch, and the bylaws and code will be aligned to match.

***Motion:***

**Shumway** moved that the City Council approve the resolution adopting new bylaws for the Farmington Trails Committee, to be effective following approval of the ordinance, section 3 of title 3.

**Wayment** seconded the motion. All Council members voted in favor, as there was no opposing vote.

**Resolution Appointing Brad MacDonald to Trails Committee Chairman**

**Mayor Talbot** said he and **Shumway** had interviewed **Brad MacDonald**, and they both feel he is a good choice to serve as Chairman of the Trails Committee. **MacDonald** said he is excited to accept the responsibility.

***Motion:***

Councilman **Scott Isaacson** moved that the City Council approve the resolution appointing **Brad MacDonald** as the Chair of the Farmington Trails Committee, to be effective following approval of the ordinance.

**Beus** seconded the motion. All Council members voted in favor, as there was no opposing vote.

**Petersen** said the chairmen over both the Trails Committee and Planning Commission for the last 25 years have been rock solid. Farmington is fortunate to have many residents willing to volunteer for these two bodies. **Isaacson** said the altruism in Farmington is remarkable.

**PUBLIC HEARINGS:**

**Zone Text Amendment: Regulating Plan Standards and Other Sections**

**Petersen** presented this agenda item, saying the City Council considered this item at their November 17, 2020, meeting. However, at that point the Planning Commission hadn't considered an additional paragraph that was before the Council. As the City Attorney confirmed that the Commission should have a chance to review it before the Council approved it, it is now back before the Council. This will be the regulating plan for everything north of Shepard Creek, which has dramatically changed to the Office Mixed Use (OMU) zone instead of a traditional office park. This considers lot perimeters and block faces, measuring from Digital Drive to 1525 West and dividing the space equally. It also considers Right of Way (ROW) widths and average lot sizes if in two different zones. **Petersen** said it will dovetail well with the remote hub that is planned in the area.

**Mayor Talbot** opened the Public Hearing. Nobody signed up in person or electronically to address the Council on the issue. **Mayor Talbot** closed the Public Hearing.

***Motion:***

**Isaacson** moved that the City Council approve the enabling ordinance amending section 11-18-040 D. 1 and 2 regarding plan standards to better encourage mixed use development in the Office Mixed Use (OMU) zone.

**Wayment** seconded the motion. All Council members voted in favor, as there was no opposing vote.

### **General Plan Amendment/Zone Change – Montserrat Townhomes**

**Mayor Talbot** addressed the many residents participating in the meeting via Zoom, saying there had been an error on the way this agenda item was noticed to the public. After consulting with the City Attorney, a motion was proposed to handle the public notice issue. **Mayor Talbot** read a statement prepared by legal counsel. The City learned that there is a potential defect on the notice of the public hearing on this item. It was noticed for Thursday, December 15, 2020. However, December 15 is a Tuesday, not a Thursday as noticed. The better course is to open the public meeting tonight, and immediately continue the hearing to the date specified. New notices will be sent out. During the upcoming January City Council meeting, the applicant and City Staff will present, and public comment will follow.

**Mayor Talbot** opened the Public Hearing. Nobody signed up in person or electronically to address the Council on the issue. **Mayor Talbot** closed the Public Hearing.

#### ***Motion:***

**Wayment** moved to continue the hearing for the General Plan Amendment/Zone Change for Montserrat Townhomes to the January 5, 2021, City Council meeting.

**Shumway** seconded the motion. All Council members voted in favor, as there was no opposing vote.

**Mayor Talbot** said despite three people reviewing the agenda before it went out, this item was not correct. He offered his apologies.

**Wayment** told the many people attending the meeting via Zoom that the public hearing was still open. As such, they are free to send comments by mail or email. Such communications will be made part of the official public hearing record.

### **Fiscal Year 2021 Budget Amendment #1**

Finance Director **Greg Davis** presented this agenda item. The below-listed amendments affect the general fund. Some were unexpected items, such as the Fire Station furnace going out.

- a. Building façade improvements, partial grant (\$25,000 grant revenue increase, \$50,000 expenditure increase, general fund). This \$25,000 grant was provided by the Davis Council of Governments (COG) for economic development, with a \$25,000 match from Farmington/tenants. **Mayor Talbot** said this is part of a beautification project that rotates among the cities in the County. This year, Precision Auto Glass/U-Haul will utilize the funding to replace a sign, paint, and repair garage doors. In the past, grants have been used by the Kaysville theater to get a new blue sign. Two grants are offered per year, and

Farmington may not get another chance for three years. **Petersen** said he would like to use a future grant to fund façade improvements to Francisco's Mexican Grill at 7 E. State Street. **Beus** said this is part of a country-wide movement for beautification of main streets, which is leverage for increased economic development.

- b. City Hall second floor remodel and furniture purchase (\$88,000 expenditure increase, general fund)
- c. Copier replacement – large one (#500) for City Administration/City Hall (\$10,000 expenditure increase, general fund). There is now a new copier downstairs for the bulk of use, and the old one is upstairs for limited use.
- d. COVID-19, including federal CARES Act funding (expenditure increase of \$431,788 and one-time revenue increase of \$2,107,554, including transfers between funds). Using some CARES money for public safety wages frees up some sales tax revenue, and future discussion will need to address how to use that revenue. Small business grants in the amount of \$365,000 were passed on to Davis County for administration and distribution there.
- e. Detention basin maintenance by General Fund, reimbursed by Storm Water Fund (\$30,000 increase in General Fund expenditures, funded by Storm Water Fund transfer). This was for maintenance on property that belongs to the Storm Water Fund, so that fund will be compensating the General Fund.
- f. Employee raises FY21 through November of 2020 (\$287,937 payroll expenditures allocated to various funds)
- g. Fire Station HVAC units, unexpected replacements (\$12,200 expenditure increase, general fund)
- h. Four tasers for Police Department, funded by the Utah Commission on Criminal and Juvenile Justice (CCJJ) grant (\$4,452 expenditure and revenue increases, general fund). This was budget-neutral, as the revenue covered the additional expenditure.
- i. Traffic speed readers – four units (\$10,600 expenditure increase, general fund). These were not in the original budget.
- j. Forbush Park expansion-demolition (\$18,000 expenditure increase to the Parks Capital Projects Fund). This was for razing the existing structure and making the property safety afterward.
- k. Forbush Park expansion-design (\$5,000 expenditures increase to the Parks Capital Projects Fund). This was for the lawn and to get ready for public events.
- l. Mountain Bike Park construction with grants and donations (\$170,000 expenditure and revenue increase). Assistant City Manager/Economic Development Director **Brigham Mellor** addressed the Council. The City will need to pay \$125,000 up front, which will be reimbursed later. Some allowances will need to be made for in-kind contributions for construction. The contract with the trail builder is \$103,000. Since the allotted budget has not been fully used, the trailer builder spoke with the mountain bike team about adding another mile to the trail in the summer time for an additional \$20,000. **Mayor Talbot** said he would like a rendering of the trail expansion, as well as additional Council discussion before moving forward. **Mellor** said he would email a rendering to the Council.

- m. AmbuManikin for EMS training (\$12,500 expenditure increase, Ambulance Fund)
- n. Transportation fee litigation defense, appeal of finding (\$5,000 expenditure increase, Transportation Fee Fund)

**Mayor Talbot** opened the Public Hearing.

**Jeremiah Dickey** addressed the Council, wanting to see the budget amendment items on the screen over Zoom. City Recorder **Heidi Bouck** adjusted the screen.

**Mayor Talbot** closed the Public Hearing.

***Motion:***

**Shumway** moved that the City Council approve the Resolution amending the budget for FY2021.

**Beus** seconded the motion. All Council members voted in favor, as there was no opposing vote.

**SUMMARY ACTION:**

**Minute Motion Approving Summary Action List**

The Council considered the Summary Action List including Plat Amendment for Stonebrook Farms Subdivision Lot 3 and Tuscany Village Subdivision Lot 23; and approval of minutes from November 17, 2020.

**Petersen** said one owner owns both lots and desires a swimming pool. Stonebrook Farms Subdivision Lot 3 has a home. The home on Tuscany Village Subdivision Lot 23 was built in the 1970s and will be taken down to make way for the pool. Although the lots will be combined, each of the original lots are in two separate Homeowners Associations (HOA). The owner will be required to continue to pay dues and follow guidelines from both HOAs.

***Motion:***

**Isaacson** moved to approve the Summary Action list items as noted in the staff report.

**Wayment** seconded the motion. All Council members voted in favor, as there was no opposing vote.

**GOVERNING BODY REPORTS:**

**City Manager Report**

City Manager **Shane Pace** wished the City Council happy holidays.

**Mayor Talbot and City Council Reports**

**Shumway** said she had hoped that the \$50,000 beautification was for Francisco's Mexican Grill at 7 E. State Street. **Mayor Talbot** said the business owner has to be willing and able to participate in order for the grant to work. However, that corner of Farmington would be a good are to use such grants in the future.

**Isaacson** asked about the area going south on 1100 West between the elementary school and Bangerter Farm on the right-hand side, north of where Legacy will go through. He said it looks unfinished and unkept, and could use some landscaping. **Pace** said there is a bend in the road there because of a sewer lift station, according to a text he received from City Engineer **Chad Boshell**.

**Wayment** said traffic associated with the junior high school in the mornings and afternoons is backing up significantly on 200 West at State Street. She said that traffic often backs to 100 West and almost to Main Street. Left turn arrows for motorists heading west and north would help out.

**Pace** said he would check with the State about the possibility of installing left hand turn lights, which would help the situation. The City has no jurisdiction at that intersection. He will ask **Boshell** to address State employees about this issue, as he is often meeting with them on other matters.

## **ADJOURNMENT**

### ***Motion:***

**Shumway** made a motion to adjourn the meeting. **Beus** seconded the motion, which was unanimously approved.

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**Heidi Bouck**, Recorder